

MINUTES
ARCHITECTURAL REVIEW BOARD

Architectural Review Board, Monday, January 28, 2013, at 4:00 pm in the 3rd floor conference room, City Hall, 828 Center Ave, Sheboygan, WI.

Present: Joe Clarke, Jerry Jones, Dan Daun, Richard Linde, and Scott Matula

Excused: Ald. Scott Versey, and Pam Langan

Staff present: Steve Sokolowski and Janet Duellman

Others present: Derrek Lemahieu (Abacus), Erik Jensen (LJM), Woody Hanson (LJM), Avni Latifi (Harry's Dinner), and Harry Ljatifovski (Harry's Dinner)

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of November 26, 2012 meeting.

Richard Linde moved to approve the minutes, Jerry Jones seconded.

The motion passed unanimously.

Remodeling of commercial building for a multi-tenant facility (Glas & Cellcom) located at 924 N 14th St.

Derrek Lemahieu was present to discuss this project.

Derrek explained that Cellcom and Glas (coffee shop) will be occupying the structure once the remodeling is complete. He pointed out that there would be a deck off the NW corner of the structure. He also mentioned that the original plans showed phenolic wall panels and passed out new elevations changing the panels to fiber cement.

The committee discussed where the proposed mechanicals are to be located on the roof and how those mechanicals will be screened due to the fact that the building is very visible from the streets as well as the river. They also questioned why they decided to keep the building instead of tearing it down and starting over.

Derrek responded to the committee's questions by stating that the mechanical platforms were located within the building over the toilets and he was unsure if any mechanicals would be seen above the roof lines. Owner elected to remodel the existing building because it worked well for Cellcom and Glas.

Scott Matula motioned, Jerry Jones seconded to approve the architectural drawings as presented with the following conditions:

1. Applicant shall resubmit elevations to staff showing how the proposed roof mechanicals are to be screened. If staff has concerns with the proposed screening, the drawings will be resubmitted back to the architectural review board for their consideration.

The motion passed unanimously.

Building addition for Harry's Prohibition Bistro located at 668 South Pier Drive (former EOS Shanty).

Erik Jensen, Woody Hanson, Avni Latifi, Harry Ljatifovski were present to discuss this project.

Erik Jensen explained that they would be building an addition to an existing shanty to accommodate the new restaurant. The exterior would utilize the same colors and materials of the existing shanty building. Also a patio with a roof would be built so that the cliental can enjoy the outdoors. As for the dumpsters and the roof top mechanicals, they would be enclosed/ screened by the same material.

The committee discussed the way the screening on top of the roof looked and alternatives including roofing and locating the mechanicals further from the buildings edges.

Scott Matula motioned, Richard Linde seconded to approve the architectural drawings as presented with the following conditions:

1. Applicant shall resubmit elevations to staff showing how the proposed roof mechanicals are to be screened (mechanicals to be setback from the roof edge). If staff has concerns with the proposed screening, the drawings will be resubmitted back to the architectural review board for their consideration.

The motion passed unanimously.

Being no further business, Jerry Jones moved, Richard Linde seconded to adjourn the meeting at 4:21pm.

Janet M Duellman
Recording Secretary